

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 20-04
Application Number

8/27/2020
Date

APPLICANT INFORMATION:

Applicant: Claremont Capital Partners, LLC

Mailing Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Telephone Number: (818) 635-8795 Assessor Parcel Number: 070-041-17ST

Property Owner's Name: Latchkey Pioneers, LLC

Property Owner's Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Contact Person: Chip Clements (323) 819-7119

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 21.41 acres (approx)

Describe Existing Use of Property: Cannabis manufacturing and distribution

77,000 sf main building + approx 10,500 sf of out buildings

Square Feet of Existing Building Area see above Square Feet of Existing Paved Area 4 acres (approx)

Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Agricultural Fields, Truck Yard, Rock & Gravel Operation, Tank Farm

South: Agricultural Fields and Water Treatment Plant Pond

East: Closed West Hills Community College District Office

West: County Rodeo Facility, Sand & Gravel Operation

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site Approx. 40 Number of trees to be moved (Age & Type) 20 (Phase II only)

Residential NA

(Approx. 20 year old and in poor condition)

a. Number of Dwelling Units: _____ b. Unit Size(s) _____

c. Range of Sales Prices and/or Rents (projected): _____

d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: City of Coalinga

b. Square Footage of Sales Area: N/A

c. Range of Sales Prices and/or Rents (Projected): N/A

d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 5 Part Time _____ Seasonal _____

f. Days and Hours of Operation 24 hours/day, 7 days / week, 365 days /year - Farming and Support Operations

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signature of APPLICANT/AGENT

Casey Dalton-Schutt

Name of APPLICANT/AGENT (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number

Signature of OWNER

Casey Dalton-Schutt

Name of OWNER (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Latchkey Pioneers, LLC
PROPERTY OWNER'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411
TELEPHONE: 818-635-8795 EMAIL: caseydalton@oceangrownextracts.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Claremont Capital Partners, LLC
APPLICANT'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411
TELEPHONE: 818-635-8795 EMAIL: caseydalton@oceangrownextracts.com

CONTACT FOR PROJECT INFORMATION: Chip Clements
ADDRESS: 14628 Weddington St. Sherman Oak, CA 91411
TELEPHONE: (323) 819-7119 EMAIL: cclements@clementsenvironmental.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 185 W. Gale Ave , Coalinga CA 93210
CROSS STREETS: W. Gale Ave & Cody Street
ASSESSOR'S PARCEL NUMBER(S): 070-041-17ST
LOT DIMENSIONS: Approx. 1,320 ft X 710 ft LOT AREA (SQ FT): 21.41 acres
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MBL

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction Mixed Light Greenhouses (Phase II)
- ☐ Alterations
- ☒ Demolition
- ☒ Other (please clarify): Addition of outdoor cannabis cultivation & drying

PRESENT OR PREVIOUS USE: Cannabis Manufacturing and Distribution

PROPOSED USE: Addition of outdoor cannabis cultivation and drying

BUILDING APPLICATION PERMIT #: DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	NA	NA	NA	NA
Parking Spaces	66	66	0	66
Loading Spaces	3	3	0	3
Bicycle Spaces	2	2	0	2
Number of Buildings	10	9	(*)	(*)
Height of Buildings	15-40 ft	15-40 ft	15-20 ft	NA
Number of Stories	1-2	1-2	1-2	NA
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial	21.41 acres	21.41 acres	0	21.41 acres
Parking				
Other _____				
Other _____				
Other _____				
Total GSF	21.41 acres	21.41 acres	0	21.41 acres

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

(*) The project will be developed in three Phases as described in the Narrative Project Description. No new construction will occur in Phase I. Several Mixed Light Greenhouses may be constructed in Phase II as shown on the Site Plan. However, this construction is optional and may never occur.

All Projects

Land Use

What is the current use of the site? Cannabis manufacturing and distribution

Please list all previous land uses of the site for the last 10 years. _____

Claremont Custody Center

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

The site is located in a remote, rural area of the far northern boundary of the City. There are no Neighborhood, or Business Associations, or community groups in the project area.

The only close neighbors are a truck yard and the vacant West Hills Community College District Office. The project complies with the existing City ordinance that requires a 1 mile distance to any residential dwelling within City limits.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 10

What is the construction date of each structure? Unknown but estimate within last 30 years

Current use of existing structure(s)? Cannabis manufacturing and distribution

Proposed use of existing structure(s)? Conversion of several out buildings to cannabis drying. Former uses were more intensive regarding occupancy

Are there any trees on the project site?

☒ Yes ☐ No

Are any trees proposed to be removed? (Only in Phase III)

☒ Yes ☐ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: North: Agricultural Fields, Truck Yard, Rock & Gravel Operation

South: Agricultural Fields, Water Treatment Plant Pond

East: Closed West Hills Community College District Office

West: City Rodeo Facility, Sand and Gravel Operation, Farm of the Future

The project area is rural and primarily agricultural. The nearest residential area is over 1 mile away to the south.

Are you proposing any new fencing or screening?

☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. Privacy screens to existing 6-7 ft. high perimeter fencing plus 3,000 ft. of new 12 ft high fencing with privacy screen (see Site Plan). All perimeters existing fencing will have privacy screen added.

Is there parking on-site?

☒ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing 56

Proposed 10 New

Is any parking proposed off-site?

☐ Yes ☒ No

If yes, where will it be located and how many spaces? _____

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☒ Yes ☐ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☐ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?

3 cy dumpsters adjacent to existing main building

What is the total number of cubic yards allocated for recycling? 1 cy

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	200 ft	6 ft
Rear	30 ft	30 ft
Streetside	100 ft	6 ft
Interior Side	30 ft	30 ft

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: Property to East 2nd Address: Property to West

Setback: 270 ft Setback: 350 ft

Exterior Materials

Existing Exterior Building Materials: NA (No exterior change to existing structures)

Existing Roof Materials: NA

Existing Exterior Building Colors: NA

Proposed Exterior Building Materials: Metal framing & translucent walls (Greenhouses)

Proposed Roof Materials: Greenhouse roofing

Proposed Exterior Building Materials: _____

Residential Projects (NA)

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

Size of new structure(s) or building addition(s):

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: Outdoor cultivation 24/7/365

If your project includes fixed seats, how many are there? NA

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 106,000 sf

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	10,000 sf	
Office Area		
Storage Area	shipping containers 1,200 sf	
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area Mixed Light Greenhouses		up to 31,500 sf
Structured Parking		
Other Area* see below	77,000 sf	
*Describe use type of "Other" areas. *Cannabis manufacturing and distribution		

Building Height

Existing Building Height and # of Floors: 15-40 ft 1-2 floor

Proposed Building Height and # of Floors: 15-20 ft 1 floor

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): Existing: 88,200 ft ; Proposed New Additional: 31,500 sf

Project Site Lot Area (sq. ft.): 21.41 acres

Total Lot Coverage Percentage: Existing: 9-10% Proposed additional: 3%

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

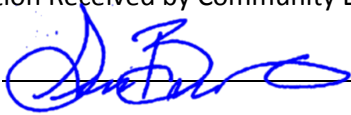
Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	X	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	X	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.	X	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Check payable to Coalinga Community Development Department.		
Letter of authorization for agent, if applicable.		X
Available technical studies.		X

For Department Use Only

Application Received by Community Development Department:

By:



Date: 8/27/2020

Narrative Project Description

Claremont Capital Partners, LLC – Coalinga Facility Outdoor Cultivation

This project is the transition of approximately 13.38 acres of vacant land on the existing CCP, LLC site to outdoor cultivation of cannabis. The project includes the following:

1. Preparing the fields for planting
2. Installing irrigation systems, as needed
3. Adding privacy screening to the existing cyclone fencing along the perimeter of the site as a visual barrier, plus installing approximately 3,000 ft of new 8 ft high fencing with privacy screening.
4. Transition of an existing warehouse outbuildings to cannabis drying and storage
5. Erection of seven new 10,000 sf Mixed Light Greenhouses (one of which serves as the Nursery)

The fields will be planted with seed, seedlings, or clones and cultivated until mature. Once harvested, the plants will be transferred to the drying buildings. The dried material will then be transferred to the main existing building for processing.